

Plan Commission Comprehensive Plan Subcommittee
June 7, 2006
Drees -Westgate

Gloria Del Greco:

- Page 3, Article 2: SF3 and SF2 yield plan.
- 730 total units with a maximum of 246 attached units. PUD is confusing. Reword this.
- Section 7: Architectural guidelines, provide a sample of the vinyl proposed.

Ginny Kelleher: I prefer having no vinyl at all.

Gloria Del Greco: Page 2, Mention specific drainage problems.

Ginny Kelleher:

- SF3 underlying zoning, SF2 adjacent
- LB- limit this area because Ackerson and Wilfong are also proposing commercial.
- Don't need LB to make this a PUD, a mixture of residential uses will suffice
- LB to serve just Westgate is Ok
- Don't want to be Michigan Road with dead stores
- This commercial area is not on SR 32, its south of the Midland
- Place LB along the Midland to work with Ackerson commercial
- Place above Drees section 5
- Too many units
- Section 2, 2.2A - Privately owned amenity area?

John Talbot: HOA owned

Al Salzman:

- Modify the uses in your LB area.
- Institutional area - add residences in your permitted uses

Gloria Del Greco: Provide architectural guidelines for both commercial and residential uses.

Al Salzman:

- Section 2.3 – should be listed
- Put architectural guidelines in each district.
- Are you modifying only one standard in LB?

John Talbot: Yes

Jack Hart: Better define your commercial uses.

Ginny Kelleher: If school goes in, the number of residential units goes down?

John Talbot: With school the maximum units are 697.

Al Salzman: Section 2.5 should be listed with headings.

Ginny Kelleher: Depending on public works and staff to do road standards.

John Talbot: We met with public works. We are still waiting on answers.

Gloria Del Greco:

- Section 2.7 – pool house not clubhouse
- Include specific equipment in playground areas.

Ginny Kelleher:

- Check our MF playground standards.
- Will all amenities listed be required?

Al Salzman: Provide expanded definitions of amenities.

Steve Hardin: Have you had problems with playgrounds here? We weren't planning to elaborate on this.

Ginny Kelleher: All of our other PUDS have addressed this issue.

Al Salzman:

- When will the amenities be constructed?
- Provide us phasing.
- Some developers provide how many units will be built before an amenity is built.
- You could also provide years for start and completion.

Ginny Kelleher: Combine the master and concept plans together

Al Salzman: 2.9 - Decorative lights and parking bollards don't usually meet our lighting standards. Check our lighting ordinance.

Ken Kingshill: I

- In 2.7 – Is this an exhaustive list? Can there be others?
- Include your Basketball court and your amenities.

John Talbot: There could be more than those listed.

Ginny Kelleher: There is a disconnect between the ordinance and the supplement.

Gloria Del Greco: What is a recreation field? Soccer, Lacrosse

John Talbot: It can be used for anything. First come, first serve.

Al Salzman: Look at Andover North for an example about definitions.

Ginny Kelleher:

- Our zoning ordinance definition applies plus these.
- Do you have an example of your covenants?

John Talbot: We have samples.

Al Salzman: Standards versus design guidelines

Ginny Kelleher: Who is the developer?

John Talbot: Drees, Mick Scheetz, and possibly other builders

Ginny Kelleher: Open Space definition? Suggest defining public areas excluding yards.

Al Salzman: Open Space - dedicated property to town is included in your open space.

John Talbot: Not the building or parking areas.

Al Salzman:

- This is like the church debate in Andover North
- There has been no change in staff position on this with the school.

John Talbot: We will settle the school question before this gets to the APC and town Council.

Ginny Kelleher:

- Put larger lots on the perimeter,
- Restrict certain uses by area.

Gloria Del Greco:

- Put larger lots on perimeter.
- Downtown Noblesville – provide a mix of housing sizes and setbacks. Less monotony.

John Talbot: That is hard to sell.

Ginny Kelleher:

- Bubble diagram

- No limits on these areas
- Provide a maximum acreage or number of homes for each section
- Can vary by a certain percentage
- Concern over front load garages on narrow lots

Gloria Del Greco: In your architectural guidelines, do you allow for flip designs?

John Talbot: There will be no garages along the main entrance.

Ginny Kelleher: It says that no two adjacent lots will have the same elevation, make it three houses.

Gloria Del Greco: The placement of the garages will break up the monotony.

Ginny Kelleher: Use pictures as elevations or put architectural guidelines in the ordinance.

Carolyn Stevenson: Provide courtyard on narrow lots, circular drive?

Jamie Kartes: If the school goes in are more lots added.?

John Talbot: The lots will decrease.

Ginny Kelleher: Wildlife corridors

John Talbot: We are working on a reforestation buffer and canopy study.

Tammy Kartes: Will there be a bridge over the ditch at 169th Street?

John Talbot: It will be covered with a box culvert.

Erin Gibson: Make the 60 foot buffer a 100 foot buffer.

Ginny Kelleher:

- Rework the landscaping
- Need more than a 20 foot buffer yard
- Can change by section

Tammy Kartes: Can we see the traffic study?

Al Salzman: It is on record at town hall.

Next meeting will be after the Ackerson petition on 6/21, 8pm to hear rest of committee comments.

July 5th -6:30-8pm will be Drees

6/13 and 6/21 Ackerson

Wilfong and Frampton Estates come in next month.